

Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of July 9, 2019  
To be reported out July 24, 2019

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TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

YOUR COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS PRESENTS THE FOLLOWING SERIES OF REPORTS FOR ITEMS THAT IT CONSIDERED AT ITS MEETING OF JULY 9, 2019, AND THAT IT RECOMMENDS THE CITY COUNCIL PASS:

**MA-1907 (MAYORAL APPLICATION) ORDINANCE REFERRED (6-12-19)**  
**DOC # O2019-4097**

PASS AS AMENDED

Amendment of Municipal Code Titles 2, 4, 5, 7, 13, 14A, 14B, 14C, 14E, 14R and 15 regarding technical corrections related to Chicago Construction and Building Codes

**NO. 20037 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4018**

Common Address: 5661 N Glenwood Ave

Applicant: Lee Baker

Owner: Lee Baker

Attorney: Law Offices of Samuel VP Bonks, Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the preservation and rehabilitation of the existing (non-conforming) two-story single-family residence and attached one-story garage, at the subject property. The proposed rehabilitation plan calls for the erection of a new one-story vertical (infill) addition, above the one-story attached garage. The proposed Zoning Amendment is required in order to bring the existing non-conforming conditions into compliance, under the current Zoning Ordinance, and to permit the construction of the proposed one-story addition. There is and will continue to be onsite parking for one (1) vehicle. The newly rehabilitated and expanded building will be masonry (brick) and stucco in construction and will measure 30 feet-0 inches (approximately) in height.

**NO. 20001 (39<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2665**

Common Address: 6253 N Milwaukee Ave

Applicant: Michael Fabian

Owner: Michael Fabian

Attorney: Gordon & Pirkarski

Change Request: B3-1 Community Shopping District to C2-2 Motor Vehicle Related District

**Purpose:** The applicant will maintain the existing building and use it for HVAC supplies and storage. No dwelling units are proposed. The building will maintain its existing parking, height and 1,344 sqft of commercial space.

**NO. 20030 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3B36**

**Common Address:** 6047-49 W Addison Street

**Applicant:** 6043 Addison Inc/ DBA New Wash U Coin Laundry

**Owner:** 6043 Addison Inc/ DBA New Wash U Coin Laundry

**Attorney:** Paul Kolpok

**Change Request:** B1-1 Neighborhood Shopping District and B3-1 Community Shopping District to B3-1 Community Shopping District

**Purpose:** The existing laundromat consists of 2,471 square feet. The proposed use will expand this by 827 sq. ft into the existing adjacent commercial space, resulting in a total of 3,298 sq ft. There will be no exterior changes to the existing building. All changes will occur as interior alterations. No residential dwelling units There will be 12 parking spaces. The height of the building is 15 feet 4 inches.

**NO. 20040 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4021**

**Common Address:** 5642 West Grand Ave

**Applicant:** Blankenship Movers, Inc.

**Owner:** Cesar Sanchez

**Attorney:** Thomas Moore

**Change Request:** B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The applicant wishes to allow the open yard area as outdoor, uncovered storage for 10-12 commercial moving vehicles and 5 employee parking stalls serving the moving company use in the existing 2-story building. The existing 2-story building, 28.0' in height, has 1 ground-floor commercial space (approx. 2,232 sq. ft.), and existing rear yard accessory building will remain the same. There are no residential dwelling units

**NO. 20044-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #S02019-4002**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 1860 N Milwaukee Ave

**Applicant:** 1860 Milwaukee LLC

**Owner:** 1860 Milwaukee LLC

**Attorney:** Richard Toth

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

**Purpose:** To allow the issuance of business licenses for retail sales of tobacco with accessory cigar lounge for an existing, one-story building. No dwelling units. No parking spaces (existing condition). Approximately 4,400 sq. ft. of commercial space. 16 ft. high.

**NO. 20029 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3835**

**Common Address:** 3200 N Harlem Ave

**Applicant:** Belmont Real Estate Inc.

**Owner:** Belmont Real Estate Inc.

**Attorney:** Paul Kolpak

**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** To allow the expansion of an existing gas station with proposed 1 story rear addition of approximately 225 Sq. Ft to the existing convenience store for a total of 1,977 Square Feet and a new 1 -story accessory automated car wash building with approximately 1,022 Square Feet. The height of the buildings will be 15 feet 0 inches

**NO. 19946 (29<sup>th</sup> WARD) ORDINANCE REFERRED (1-23-19)**  
**DOCUMENT #O2019-331**

**PASS AS REVISED**

**Common Address:** 7119-7141 West Wabansia Avenue / 1615-1657 North Neva Avenue

**Applicant:** Seritage SRC Finance LLC

**Owner:** Seritage SRC Finance LLC

**Attorney:** Rich Klawiter & Katie Jahnake Dale – DLA Piper LLP (US)

**Change Request:** RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then Residential Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then to a Residential Planned Development, to permit the construction of a residential development containing 152 dwelling units and 179 parking spaces, together with accessory and incidental uses.

**NO. 19947 (29<sup>th</sup> WARD) ORDINANCE REFERRED (1-23-19)**  
**DOCUMENT #O2019-332**

**PASS AS REVISED**

**Common Address:** 7152-7190 West North Avenue / 1601-1657 North Harlem Avenue  
7153-7191 West Wabansia Avenue / 1600-1636 North Neva Avenue

**Applicant:** Seritage SRC Finance LLC

**Owner:** Seritage SRC Finance LLC

**Attorney:** Rich Klawiter & Katie Jahnake Dale – DLA Piper LLP (US)

**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District then Residential-Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to the B3-2 Community Shopping District then to a Residential-Business Planned Development, to permit the renovation and construction of a 5-story building with 161 residential units, ground floor retail and 462 parking spaces, together with accessory and incidental uses.

**NO. 20028-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3827**

Common Address: 1010 W Lake Street

**Applicant:** Joel Huffman  
**Owner:** Joel Huffman  
**Attorney:** Michael Ezgur  
**Change Request:** C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District  
**Purpose:** The subject property is improved with a three-story mixed-use building with 1,278.00 square feet of ground commercial space, 264.00 square feet of ground floor office/storage space, and one residential dwelling duplex unit above the ground floor. The Applicant proposes to rezone the property to construct a 649.00 square foot expansion to the third floor of the residential dwelling duplex unit. The existing two parking spaces allocated to the residential dwelling and the buildings existing height of 38.00 feet will remain.

**NO. 20032-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3843**

Common Address: 4040-48 W Armitage Ave

**Applicant:** Omar Torres Kortright  
**Owner:** Segundo Ruiz Belvis Cultural Center, Corporation  
**Attorney:** Dean Maragas  
**Change Request:** 81-1 Neighborhood Shopping District to 83-2 Community District  
**Purpose:** Property for use as a medium venue space banquet and meeting hall at 3,790 sq.ft. within an existing 1 and 2 story mixed use building with 2 residential dwelling units with no on-site parking. Applicant will seek relief at the zoning board of appeals to accommodate the required medium venue parking space. The building is 25 feet in height

**NO. 20033 (12<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3853**

Common Address: 3827-29 S Wood Street

**Applicant:** Jose and Elizabeth Guerra  
**Owner:** Gabriel and Paula Castro  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To comply with the minimum lot area and maximum floor area to divide an improved zoning lot into 2 new zoning lots (each lot to be 27' x 124.90'), with the existing building to remain at 3827 S. Wood St. with a 2 car garage and a new single family house to be built at 3829 S. Wood St. with two parking spaces and within the max height of 38 feet

**NO. 20036 (12<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3900**

**Common Address:** 1735 W 38<sup>th</sup> St

**Applicant:** Tyllie Barbosa Photography

**Owner:** Tyllie Barbosa Photography

**Attorney:** Schain Banks Law

**Change Request:** RS3 Residential Single Unit (Detached House) District to C1-1  
Neighborhood Commercial District

**Purpose:** The purpose of the rezoning is to allow for an Artist Studio/Artisan Use. The building is existing. There will not be any additions to the building and there is currently 3 parking spaces. The existing building is a 1 story building containing 4,228 square feet. There is no residential dwelling units on site.

**NO. 20031-71 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3842**

**Common Address:** 2143-45 S Halsted Street

**Applicant:** Vision Group Investments, LLC

**Owner:** Vision Group Investments, LLC

**Attorney:** Paul Kalpak

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community  
Shopping District

**Purpose:** To construct new 4 story, 6 dwelling unit building with approximately 1,900 Square Feet of ground floor retail space. The height of the building will be 44 feet 2.5 inches. There will be 5 parking spaces. Relief will be sought for having 5 parking spaces for 6 dwelling units and rear yard setback requirements.

**NO. 20039 (10<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4020**

**Common Address:** 8737 S Commercial Ave

**Applicant:** Verity Investments LLC

**Owner:** Verity Investments LLC

**Attorney:** Thomas Moore

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use  
District

**Purpose:** The proposed use of the property after rezoning will remain an existing 2-story, 4 dwelling unit building (Front/Main), 36.0' in height, and an existing 2-story, 1 dwelling unit building (Rear/Coach House), 24.0' in height. The applicant wishes to rezone the property so that the non-conforming front ground floor residential unit in the existing 2-story, 4 dwelling unit building (Front/Main) can remain as is and become code compliant. There are no on-site parking spaces and no commercial unit on the property.

**NO. 20034-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3872**

**Common Address:** 1513 W Thomas Street

**Applicant:** EZMB, LLC

**Owner:** THOM Co.

**Attorney:** Daniel Lauer

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant will demolish the existing building and intends to construct a 3-story, three (3) dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 74 feet 8 inches in size. The building height shall be 37 feet 8 inches high, as defined by code

**NO. 20021-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3170**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 1445 N Ashland Ave

**Applicant:** 1445 N Ashland LLC

**Owner:** 1445 N Ashland LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The new proposed building will contain commercial/retail space (1,200 square feet approx.) - at grade level, and twelve (12) dwelling units - above (four units on each the 2<sup>nd</sup> through 4<sup>th</sup> Floors). The proposal also calls for the establishment of private roof decks, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the residents of the proposed new building. The subject property is located within 1,320 linear feet of the Ashland Avenue CTA bus line corridor, and -therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of ten (10) vehicles, located within the interior of the Floor, with an entrance off of the Public Alley miming along the west end of the site. The new building will be masonry in construction and measure 44 feet-4 inches in height.

**NO. 20026(1<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3425**

**PASS AS AMENDED**

**Common Address:** 1529 W Chicago Ave

**Applicant:** Joe Fontana

**Owner:** Joe Fontana

**Attorney:** Gordon & Pikarski

**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** The applicant will maintain the existing building in order to operate a restaurant with a bar component. Applicant will maintain the existing two residential units above the ground floor with no onsite parking. Applicant will maintain the existing 2,516 sq.ft. of commercial space. There will be no alteration of the building height

**NO. 20035 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3893**

**Common Address:** 1510 N Talman Ave

**Applicant:** William Morales

**Owner:** William Morales

**Attorney:**

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Existing 3 Dwelling Units, 2 Car Garage. No changes to number of dwelling units, 34ft height of the existing building. Rezoning being done to conform the existing 3 Dwelling Unit property.

**LARGE SIGNS OVER 100 SQUARE FEET IN AREA, 24 FEET ABOVE GRADE –**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
<u>Or2019-235</u>	<u>47</u>	<u>2323 W Lawrence</u>	<u>Northshore University Health System</u>
<u>TBD</u>	<u>42</u>	<u>312 N Clark St</u>	<u>321 Restaurant LLC</u>
<u>TBD</u>	<u>42</u>	<u>10 E Chicago Ave</u>	<u>McDonalds</u>
<u>TBD</u>	<u>21</u>	<u>57 W 85<sup>th</sup> St</u>	<u>Extra Space Storage</u>